



Cree Cottage, Woodland Head, Yeoford, EX17 5HF

Guide Price £450,000

HELMORES
SINCE 1699

Cree Cottage Woodland Head

Yeoford, Crediton, EX17 5HF

- Pretty thatched cottage
- Gorgeous hamlet location
- Stunning countryside views
- 4 bedrooms
- Plenty of character
- Large garden (overall plot approx. quarter acre)
- Ample parking and double garage
- Ideal for A30 access (can't hear it though!)

Woodland Head is a small hamlet between the larger villages of Yeoford and Cheriton Bishop, with the A30 within a short drive so it's ideal for access to both Crediton and Exeter. It's worth noting though that it's away from the main roads so traffic noise certainly isn't a concern and there are some fantastic views over the surrounding countryside too. It's the middle of a row of 3 thatched cottages and as one would expect with the history and character, it's Grade II listed to protect the pretty façade. The house has been a fantastic family home for many years and has a great balance between internal and external space. The surprise when looking at the frontage is the large garden, parking and double garage that are accessed from the rear.





Internally, the house offers spacious rooms with a living room and dining room to the front and the kitchen/breakfast room to the rear. There is super additional space too with a utility and ground floor WC and then a rear porch gives a buffer to the rear. On the first floor, the stairs rise to a landing with access to 4 bedrooms, all having a view and the family bathroom. The house has been well maintained over the years with the thatch being redone in 2010 and the ridge more recently in 2021. There's oil fired central heating and wood-burning stoves (although these haven't been used recently) for warmth and some of the windows have been replaced with timber double glazed units, plus there is some secondary glazing.

Outside, the garden is a real feature of the house and overall, the entire plot extends to approx. ¼ acre. At the front is a pretty walled garden giving the opportunity for planting or pots and then to the rear is the main garden. Accessed either from the house or via the gated entrance from the country lane at the back, the garden is a great size and has a large lawn, planted beds and a wide range of plant species which attracts the local wildlife. There's a summer house, greenhouse and shed plus a large detached double garage and ample parking area. The driveway can be gated off for security and those with children or animals may appreciate being able to open the back door and know it's safe.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25-
£2861.26

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled



Drainage: Private drainage

Heating: Oil fired central heating

Listed: Yes Grade II

Tenure: Freehold

YEOFORD is a popular village with a lovely community feel, in a gentle valley, 4 miles from the market town of Crediton and linked to Exeter via the Tarka-Trainline or with access to the A30 via Cheriton Bishop. Yeoford is a busy place with yearly festivals, including "Yeofest" – described by some at the "best little beer festival in Mid Devon". In addition, and for those that prefer apples there is "Yeocider". The modern community hall hosts yoga, life drawing and crafting classes and the newly refurbished pub "The Duck" which serves great food is also home to the community shop. The village is a great place for families with its own Primary School, a recently renewed playground and football field, the church which runs coffee mornings and a "Messy Church" plus a nursery called Sweetpea's, which is currently rated "outstanding across all areas". There are lots of great countryside walks too.

DIRECTIONS

For sat-nav use EX17 5HF and the What3Words address is [///member.condensed.responded](https://www.what3words.com////member.condensed.responded)

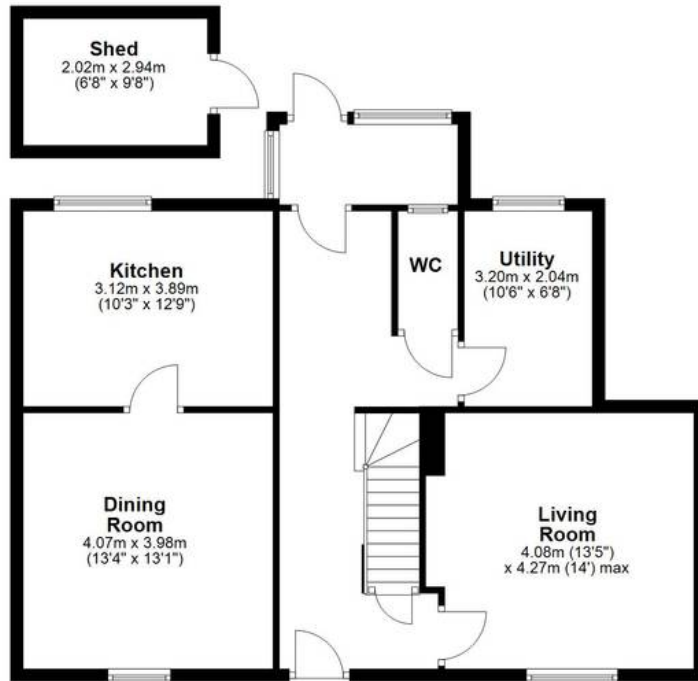
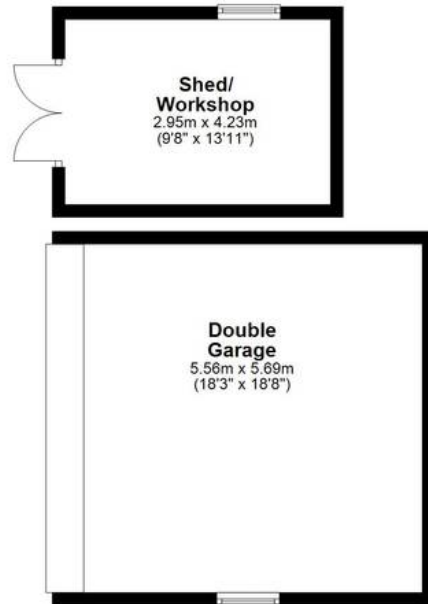
but if you want the traditional directions, please read on.

If in Crediton High Street, proceed West to The Green and bear left into Lanscove and then continue down over Westwood Hill and leave the town. After approx. 4 miles, arrive in Yeoford and pass The Duck on your right, go over the railway bridge and bear left staying on the village road. Head up the hill and out of the village until you reach the second turning to Woodland Head and the cottage will be found on your left. For arranged visits, if you take the first left, the entrance to the parking will be found on the right about half way along.



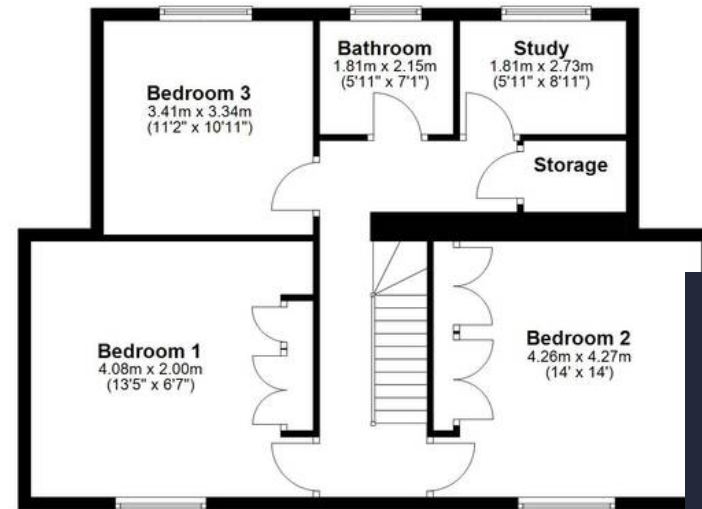
Ground Floor

Approx. 126.6 sq. metres (1362.6 sq. feet)



First Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



Total area: approx. 200.0 sq. metres (2153.3 sq. feet)

HELMORES
SINCE 1699



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.